

FREQUENTLY ASKED QUESTIONS ABOUT THE HAMILTON BOULEVARD INDUSTRIAL PARK REDEVELOPMENT PLAN

SOUTH PLAINFIELD, NEW JERSEY

1) Who is promoting the redevelopment of the Hamilton Boulevard Industrial Park site in South Plainfield, NJ?

The Borough's Planning Board has recommended designating the Hamilton Boulevard Industrial Park as a Redevelopment Area. The redevelopment concept was initially presented to the Borough by two former owners of the property, Cornell-Dubilier Electronics, Inc., headquartered in Liberty, South Carolina, and Dana Corporation, headquartered in Toledo, Ohio.

2) Why are these former owners interested in the property?

The Hamilton Boulevard Industrial Park property was designated a Superfund site in 1998 by the U.S. Environmental Protection Agency (USEPA). Along with the current site owner, both Cornell-Dubilier and Dana Corporation are potentially responsible parties because of their former ownership of the site.

Typically, site investigations and cleanups take many years under the standard Superfund program. However, USEPA is now promoting nationwide a program that encourages the reuse of old industrial sites, called "Brownfields" sites, rather than the development of undeveloped, or "Greenfields" properties. One of the ways to encourage redevelopment of Brownfields sites is to assess and clean up historical contamination at those sites in a focused and speedy fashion that is tailored to the future reuse of the site. Representatives of USEPA have said at Borough Council meetings that the Agency supports a Brownfields-type redevelopment approach at this site.

3) How was the concept for the Hamilton Boulevard Industrial Park redevelopment plan developed?

The conceptual plan initially presented to the Borough Council was made after carefully reviewing the area around the 27-acre property, considering the site's zoning and studying a real estate consultant's assessment of market needs. The resulting redevelopment plan consists of three uses – neighborhood retail, mini-storage and office/light industrial flex space. Also included is a parking lot designed to serve both the retail uses at the site and the existing central business district.

All of the old, outdated industrial buildings currently on the site would be torn down. The neighborhood retail would be located along Hamilton Boulevard and would use about four percent of the Industrial Park property. Neighborhood retail will provide an attractive streetscape along Hamilton Boulevard and help draw people to the area, a goal of the Borough's Master



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Plan. Bringing more people to the area, in turn, should help the existing retail stores in South Plainfield's central business district.

Mini-storage would be located on the south side of the site with an entrance off Spicer Avenue. This portion of the site would be screened from the neighborhood by a 100-foot landscaped buffer. One of the benefits of mini-storage is that it generates very little traffic, mostly during off-peak hours. About eight percent of the site would be devoted to mini-storage.

Attractive office/light industrial flex space would be located east of the mini-storage. The 100-foot landscaped buffer for this use would continue along the entire length of Spicer Avenue. This use would represent about 48 percent of the entire site.

The balance of the site would be open space, including fresh water wetlands adjacent to the tributary to the Bound Brook and two retention ponds to contain the rainfall runoff from the site. Open space would constitute approximately 40 percent of the site.

4) How does South Plainfield benefit from the proposed redevelopment concept?

The greatest benefit to the community will be the timely replacement of the old and blighted buildings near the center of town with a new, attractive and clean development. The proposed redevelopment plan is also likely to produce additional tax revenues for the Borough as well as new jobs.

Of course, before any development can take place, the site will be cleaned up to standards required by the USEPA. Under the Superfund Redevelopment Initiative, cleanup standards are based on the land uses chosen for the site.

5) Can you demonstrate that other small businesses in town won't be hurt by the retail development you are proposing?

The retail portion of the proposal is designed to provide sufficient retail opportunities to enhance the downtown revitalization, without creating undue competition to existing businesses.

6) How will property values of homes in the surrounding neighborhood be affected by this development?

Residential and commercial property values around the Hamilton Boulevard Industrial Park should be enhanced by this redevelopment plan because they will be adjacent to a clean, as opposed to a contaminated, site. Moreover, new, attractive commercial facilities will replace old, dilapidated industrial buildings and benefit the community both aesthetically and economically.

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7) How will you control traffic from site? How will you keep cars from using Spicer Avenue/Belmont Street as a short-cut?

There are a number of ways that traffic around the site will be managed. For example, access to the retail area is from Hamilton Boulevard. The Borough is considering upgrading the intersection at New Market Street and Hamilton Boulevard. Additionally, the Borough is currently working on an east/west alternative to Belmont Avenue that is scheduled to be in place by the time the development is built.

8) Who is the current owner of the property?

The current owner, D.S.C. of Newark, Inc. (and its predecessor/affiliated corporations), rents the existing industrial buildings to multiple industrial tenants. D.S.C is fully aware of the redevelopment efforts and the way in which the plan is advancing.

9) What governmental agencies are involved in providing regulatory approvals to projects of this type?

The USEPA is the lead agency because of the site's Superfund status. Requirements of the New Jersey Department of Environmental Protection will be incorporated into the cleanup plan. The Borough of South Plainfield, through its endorsement of the conceptual redevelopment plan and its designation of the site as a Redevelopment Area, has been communicating its support for beneficial redevelopment and reuse of the site to USEPA and the other relevant agencies. Of course, the Borough retains all of its rights to approve the specifics of the redevelopment proposal under its zoning and planning authority.

10) What is the timetable for cleanup and construction?

Since the USEPA has supported a Superfund Redevelopment Initiative approach to the site, it is possible that the cleanup could be finished by the end of 2002 and redevelopment could begin thereafter.

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For additional information, contact Kathryn Kempf or Susan Youdovin at B&Y Communications, 973-746-8183.

FACTS ABOUT
HAMILTON BOULEVARD INDUSTRIAL PARK
SOUTH PLAINFIELD, NJ

Site Description

The Hamilton Boulevard Industrial Park is located on approximately 27 acres of land bordered by Hamilton Boulevard on the west, Conrail railroad tracks and the South Plainfield Downtown Business District on the north, a portion of Metuchen Road on the east and Spicer Avenue on the south. A tributary of the Bound Brook runs along the northeast side of the property.

Multiple old (generally dating back to the 1900s) brick and aluminum buildings are situated on the site and serve as rented industrial space to a variety of small businesses. The site is also used to store moving vans.

Ownership and Use Chronology

1922 to 1934

Property owned and used for manufacturing by Plainfield Manufacturing Company.

1934 to 1956

Spicer Manufacturing Corporation (later becoming Dana Corporation) owned the site. In 1936 Cornell-Dubilier Electric (CDE) leased the site and started manufacturing electrical components.

1956 to 1961

CDE acquires site from Dana Corporation Foundation in 1956.

1961 to present

D.S.C. of Newark, Inc. (and its predecessor/affiliated corporations) owns the site and leases space to at least 97 different industrial tenants, including metal fabricators, furniture and plastic manufacturers, tool and die makers, electric component companies and tire companies.

Environmental History

1985

NJDEP visits the site and decides to conduct environmental studies.

1986

USEPA conducts soil, surface water and sediment testing. Evidence of contamination is detected.

1988

CDE notifies NJDEP that small accidental leaks or spills of PCBs may have occurred during capacitor manufacturing.

1994

USEPA conducts more soil, surface water and sediment testing.

Facts About Hamilton Boulevard Industrial Park, South Plainfield, NJ/ p. 2

1997

USEPA samples interiors of two industrial buildings on the property and finds evidence of contamination. In the fall, interiors of nearby residences are tested. The property owner of the Hamilton Boulevard Industrial Park site is asked to take actions to reduce the potential for exposure to on-site contaminants and limit movement of contaminants off site. Large areas of the site are paved, the truck driving school is closed, the south and east sides of the property are fenced and a drainage control system installed to limit movement of contaminants to the Bound Brook.

April 1998

USEPA conducts cleanup of residential interiors of 13 homes.

July 1998

USEPA places Hamilton Boulevard Industrial Park site on Superfund list.

March – June 1999

By agreement with USEPA, CDE conducts soil removal from the yards of six homes adjacent to the site, at a cost of approximately \$500,000.

September – December 1999

By agreement with USEPA, CDE and Dana remove soil from an additional seven homes, at a cost of approximately \$345,000.

2000

CDE and Dana Corporation initiate a dialogue with community leaders regarding a redevelopment proposal for the site. The proposal's purpose is to meet cleanup objectives and return the property to beneficial, productive use. In July 2000, the South Plainfield Borough Council unanimously adopts a resolution endorsing the proposed conceptual redevelopment plan and urges the USEPA to expedite the Superfund process.

2001

The South Plainfield Borough Council unanimously passes a resolution in April instructing the Planning Board to study the feasibility of establishing a Redevelopment Area that would include the Hamilton Boulevard Industrial Park Site. In October 2001, the Planning Board recommends designation of the site as part of a Redevelopment Area and includes in the Redevelopment Area two additional acres opposite the site on Hamilton Boulevard. In November, CDE and Dana Corporation present a an informational "case study" to the Borough Council of a successful Superfund site redevelopment project currently being completed in Stratford, Connecticut.

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THE USEPA'S SUPERFUND REDEVELOPMENT INITIATIVE

An Overview and Informational Case Study

Overview of Initiative

A "Superfund" site is an area contaminated by hazardous substances that pose a threat to human health and the environment, as identified by the United States Environmental Protection Agency (USEPA).

In 1999 a national redevelopment initiative was introduced by the USEPA to:

- Redevelop Superfund sites for new uses
- Make the Superfund process faster and more efficient
- Establish the likely future use (or reuse) of the land, early in the process

This Superfund Redevelopment Initiative's key elements include:

- Actively partnering with interested parties
 - Local government
 - Local community
 - Business leaders
 - Developers
- Integrating reuse plans into the site cleanup planning
- Encouraging building on successes at similar sites
- Protection of human health and the environment

The Initiative is expected to deliver the following benefits:

- New employment opportunities
- A catalyst for additional redevelopment activities
- Increased property values and local tax revenues
- Improved aesthetic quality of the site
- Enhanced day-to-day attention to the site—resulting in improved maintenance
- Help in meeting the demand for certain types of land use in the region

A Case Study – The Raymark Site

BACKGROUND: The Raymark Industries site, located in Stratford, Connecticut, is a 34-acre industrial property. Between 1919 and 1989 the site was used for the manufacture of automotive parts and products. The wastes generated from the manufacturing process were disposed of as "fill" in both on- and off-site areas. Investigations determined that the soil and groundwater on and around the site were contaminated with lead, asbestos, PCBs, dioxins and 60 other hazardous substances. In April 1995, the USEPA placed the site on the Federal National Priorities List.

USEPA Superfund Redevelopment Initiative—Overview and Case Study/ p. 2

THE REDEVELOPMENT PROCESS: Preliminary actions integral to the cleanup planning process included:

- A developer expressing interest in purchasing the property for redevelopment as a shopping center so that a conceptual redevelopment plan acceptable to the community was proposed;
- The USEPA determining that capping all soils in place was preferable to excavating and off-site management; and
- The USEPA concluding that a containment-based remedy could be implemented faster than a more intrusive remedy, allowing for more expedient redevelopment.

A cleanup solution was determined, which included:

- Decontaminating and demolishing the manufacturing buildings;
- Consolidating contaminated soils on-site;
- Installing protective barriers and soil gas collection;
- Implementing long-term monitoring and maintenance and institutional controls;
- Incorporating redevelopment plans and building construction requirements as an integral element of the cleanup activities.

RESULTS: The Raymark Redevelopment Project was one of the largest in the history of USEPA's Superfund program. With the project nearly completed in a little more than two years, it is also one of the most expeditious. Positive short- and long-term benefits include:

- Protection of both human health and the environment
- Additional jobs during redevelopment construction
- New permanent jobs resulting from the creation of new retail businesses
- Increased local tax revenue
- The construction of a retail shopping complex for the community

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